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**TO:** Nicholas Mimms, P.E., ICMA-CM, City Manager

**THROUGH:** Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

**FROM:** Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

**RE:** **Application for Site Plan (Development Review and Design Review)  
Kings Highway Commerce Park**

**BOARD DATE:** September 20, 2021

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### STAFF REPORT

**Property Owner:** R.V. Development, LLC/Great American RV Prop LLC  
547 Wash Roberts Lane  
McMinnville, TN 37110

Grady Sapp  
2421 Peters Road  
Fort Pierce, FL 34945

Kings Hwy Commerce Park LLC/Kings Hwy Commercial South LLC  
18860 Loxahatchee River Road  
Jupiter, Florida 33458

Australian Properties LLC  
PO Box 14049  
Fort Pierce, FL 34979

**Applicant:** Jeff H. Iravani, Inc.  
1934 Commerce Lane, Suite 5  
Jupiter, Florida 33458

**Applicant's Request:** Approval to construct two (2) buildings totaling 485,000 square feet of office and warehouse distribution space with associated site improvements

**Location(s):** At or near 2496 South Kings Highway (9 Parcels)

**Parcel ID:** 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2,  
2324-214-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3,  
2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6

**Parcel Size:** 109.46 Acres

**Future Land Use:** General Commercial (GC)

**Current Zoning:** Commercial Parkway (CP-1)

	North	East	South	West
<b>Surrounding FLUM:</b>	R-1 (FP) AR-1/AG-1 (SLC)	GC	GC	RM
<b>Surrounding Zoning:</b>	RL (FP) RU/COM (SLC)	C-3	C-3	R-4

**Utilities:** FPUA

**Staff Analysis:**

***Request***

In accordance with Sections 125-187, 125-207, 125-313, and 125-314 of the City Code, the property owner and applicant are seeking Site Plan (Development Review and Design Review) approval to construct two (2) buildings totaling 485,000 square feet of office and warehouse distribution space with associated site improvements. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of Commercial Parkway (CP-1).

***Site Plan***

The subject project will be divided into at least two (2) phases of development. Phase 1 is the subject of this petition, with the second phase anticipated for future office and warehouse use. The applicant has indicated that as much as 1,415,000 square feet of additional building space is envisioned for the site. Please note, any future phases will require subsequent Site Plan (Development and Design Review) approval.

Pursuant to City Code 125-187, allowed uses, office and warehouse distribution is considered a use permitted by right. Phase 1 of the project will provide for 591 parking spaces along with 20 handicap accessible spaces. Pursuant to City Code 125-315 the use is parked at the "manufacturing, wholesale trade, and warehouse establishments" parking ratio which states that there shall be 1 space per 600 square feet of gross floor area. In an effort to reduce the number of parking spaces and impervious area, the Code has provisions that allow the applicant to provide alternate parking calculations. The applicant has provided alternate calculations from the Institute of Traffic Engineers (ITE) manual that states the parking ratio for warehouse uses is 0.39 spaces per 1,000 square feet and the parking ratio for office uses is 2.39 spaces per 1,000 square feet. The applicant will be providing more parking than the ITE calculations specify but will be providing approximately 200 less parking spaces than City Code requires. Based on these calculations and the parking provided, staff is satisfied with this ratio as it allows the applicant to provide less parking to minimize the impervious area. Additionally, the lighting plan that has been provided is compliant with City Code 125-215 (j)(1)(a).

### ***Landscaping***

The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 730 trees, which will feature the Red Maple, Green Buttonwood, Crape Myrtle, Japanese Privet, Southern Magnolia, Slash Pine, Indian Mast Tree, Live Oak, and the Pink Tabebuia
- 320 Palm Tree will be planted or relocated on site
- 616 shrubs
- Living walls will be installed on portions of the building elevation
- Bioswales are being utilized instead of standard swales around the perimeter of the property to provide more opportunity for landscaped areas
- The applicant has provided tree mitigation calculations and based on what is being removed from the site and what is being added to the site no tree mitigation is required at this time. Once future phases of the development are reviewed tree mitigation will be revisited

### ***Design Review***

The City's Design Review guidelines provide approaches to design situations that contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design for the development is consistent with the built environment as most of the uses that surround the site are hotels, commercial, and or soon to be warehouse or distribution centers. The proposed building elevation is articulated with varying roof heights and accents, the elevations also incorporate the creation of living wall or green walls. The Landscape Plan will provide for a visual buffer on the perimeter of the site that helps to add an additional visual element to the site. Instead of regular swales the applicant is providing bio swales to create more landscaped areas and there will also be three (3) lakes around the perimeter of the property that will contain water features.

### ***Traffic Analysis***

According to the Traffic Report provided by the applicant, the project will generate approximately 4,108 trips. This also includes 452 AM peak hour trips and 486 PM peak hour trips. The traffic report provided by the application concludes that the current roadway links are sufficient to accommodate the increase in projected traffic to the site. Along with this site the applicant is coordinating a reconstruction of White Road and Peters Road with St. Lucie County. As part of the FDOT road widening project, they have realigned White Road with Pruitt Research Road and a traffic signal will be installed at that intersection. St. Lucie County through their third-party reviewer Calvin Giordano & Associates has reviewed this traffic study and the applicant has provided a final revision based on the latest comments from the traffic reviewer. Based on staffs understanding of the comments and conversations with County staff, the project can move forward for potential site plan approval as traffic will also be reviewed with each subsequent phase proposed.

***Technical Review Committee***

All affected City and County Departments have reviewed the proposed applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

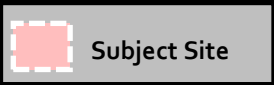
***Planning Board***

The item is scheduled to be heard by the Planning Board on September 13, 2021. An update will be given at the City Commission meeting regarding the recommendation by the Board.

***Staff Recommendation***

The requested application for Site Plan (Development Review and Design Review) meets the criteria specified in Sections 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project with the following Conditions:

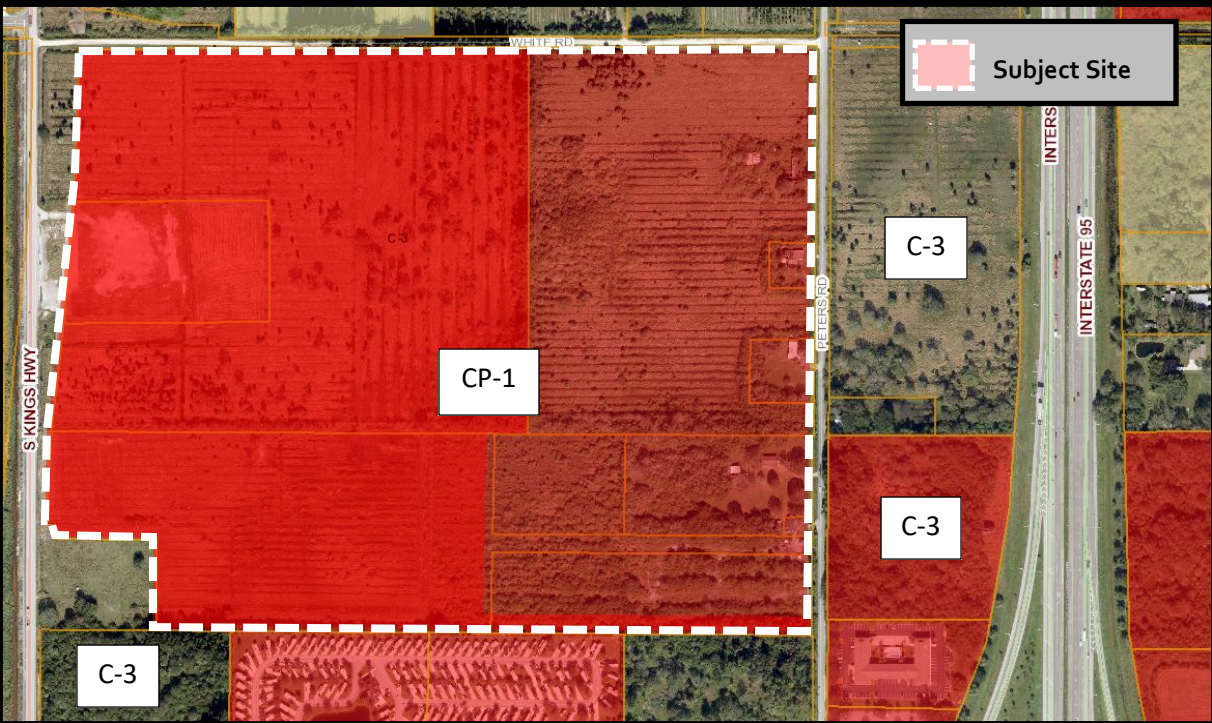
1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
2. Prior to the the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser's Office and a Unity of Title with the St. Lucie County Clerk of Courts.



**Development & Design Review (9 Parcels)**  
**Kings Highway Commerce Park**  
**Aerial Map**







**Development & Design Review (9 Parcels)**  
**Kings Highway Commerce Park**  
**Zoning Map**





May 20, 2021

Jeff Irivani  
1934 Commerce Lane, Suite 5  
Jupiter, FL 33458

**Subject: Development Review – Kings Highway Commercial Park  
Technical Review Project # 21-0700008**

**Fort Pierce Planning:**

1. Bicycle Parking shall be provided at a ratio of 1 space per every 20 parking spaces pursuant to City Code 125-315 (f)(1)(a).
2. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.
3. The dry detention areas may need to be relocated as typically that cannot front a right-of-way. It was discussed at TRC that a Bioswale would be a viable alternate option for the dry detention areas along the rights-of-way.
4. Sidewalks shall be provided along all rights-of-way pursuant to City Code 125-317
5. Provide a colored site plan (aerial overview) that also includes the landscaping, lakes, bioswales, etc.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate  
Planner



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

RECEIVED

JUL 27 2021

CITY OF FORT PIERCE  
PLANNING & ZONING

**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Kings Highway Commerce Park Site Plan – Kings Highway  
TRC No. 21-07000008**

**DATE : July 27, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on July 16, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend             | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

**ADVISORY COMMENTS:**

1. The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit.
2. The property is comprised of numerous parcels of land with multiple landowners. Prior to the issuance of a site work permit, the properties shall be combined into one parcel of land.
3. Required right-of-way donation and roadway improvements to White Road and Peters Road shall be as directed by the owner of the roadways, Saint Lucie County.
4. Kings Highway improvements shall be in accordance with the requirements specified by the State of Florida Department of Transportation.

JRA/TST/tst

TST



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Kings Highway Commerce Park Site Plan – Kings Highway  
TRC No. 21-07000008**

**DATE : May 13, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on May 12, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |  |                              |
|---|--|------------------------------|
| <input type="checkbox"/> Recommend                        | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit             | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

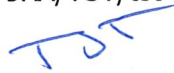
**ENGINEERING COMMENTS:**

1. The property is comprised of numerous parcels of land with multiple landowners. Prior to the issuance of a site work permit, the properties shall be combined into one parcel of land.
2. Relocate the dry detention areas away from the Peters Road and White Road public road rights-of-way in accordance with the City of Fort Pierce Code of Ordinances Section 119-9(c).
3. Required right-of-way donation and roadway improvements to White Road and Peters Road shall be as directed by the owner of the roadways, Saint Lucie County.
4. Kings Highway improvements shall be in accordance with the requirements specified by the State of Florida Department of Transportation.
5. Revise the 17' paved parking stalls to have a minimum paved length of 18' where abutting a landscaped area as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315(c).
6. The submitted survey was prepared at a scale of 1" = 120', which makes the existing topographic information impossible to decipher on the printed survey. The applicant shall submit a certified boundary and topographic survey drawn at a maximum scale of 1' = 50' and shall utilize match lines as needed.

**ADVISORY COMMENTS:**

1. The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit.

JRA/TST/tst





**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**Meeting Date:** 5.20.21  
**Property Address:** Site Plan – Kings Highway Commerce Park – 2496 S. Kings Highway

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 7<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 5/14/21



## Technical Review Committee meeting

**May 20, 2021**

Case # 21-07000008

Planner: Brandon Creagan

Development Review

King's Highway Commerce Park, 2496 South King's Highway, Ft. Pierce.

### **Comments:**

In the schematic renderings of the proposed development and construction of the two warehouse buildings, I observed what was labeled "screen wall" on the rendering that depicts the rear, loading docks area of the warehouse. From the design rendering, it appears that the "screen wall" is constructed by erecting nine (9) solid panels with a lighting gap between each piece. I am presuming that the reason for the screen wall is to shield the comparatively unsightly "business end" of the warehouse and maybe also to allow for some sound deadening. That, in and of its own is a great addition to the project. However, if practical, please consider a more transparent or opaque design to minimize any possibility of concealment of persons. A more transparent or opaque design also allows for better "natural surveillance" which aides in reduction of potential crime or undesired behaviors and activity.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

May 20, 2021

TECHNICAL REVIEW PROJECT # 21-07000008

Kings Hwy Commercial Park

### Comments

FPUA W/WW Engineering: Approved

The Water/ Wastewater Engineering Department has no objection to the proposed King's Highway Commerce Park project per the application package. FPUA's water and sewer services are available to serve this location. Please submit 3 sets of the utility construction plans to our office for review and approval.

FPUA Electric & Gas Engineering: Approved.

Electric service is available to the site (from Peters Road) for the proposed development. Please provide electric load information for the proposed structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits, and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca  
Engineering Technician II  
Electric and Gas Engineering  
1701 S. 37th Street, Fort Pierce, FL 34947  
[sscimeca@fpua.com](mailto:sscimeca@fpua.com)  
Office: (772)466-1600 Ext. 6957

Gas service is available to the site for the proposed development (from Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Ana Johnson.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)





Ana Maria Johnson  
Business Development Officer  
Fort Pierce Utilities Authority  
206 S. 6th Street  
Fort Pierce, FL 34950  
Office: 772.466.1600 Ext. 3012  
Fax: 772.467.3115 Fax  
[anjohnson@fpu.com](mailto:anjohnson@fpu.com)

FPUA will require a utility easement for all propose FPUA facilities within the site.

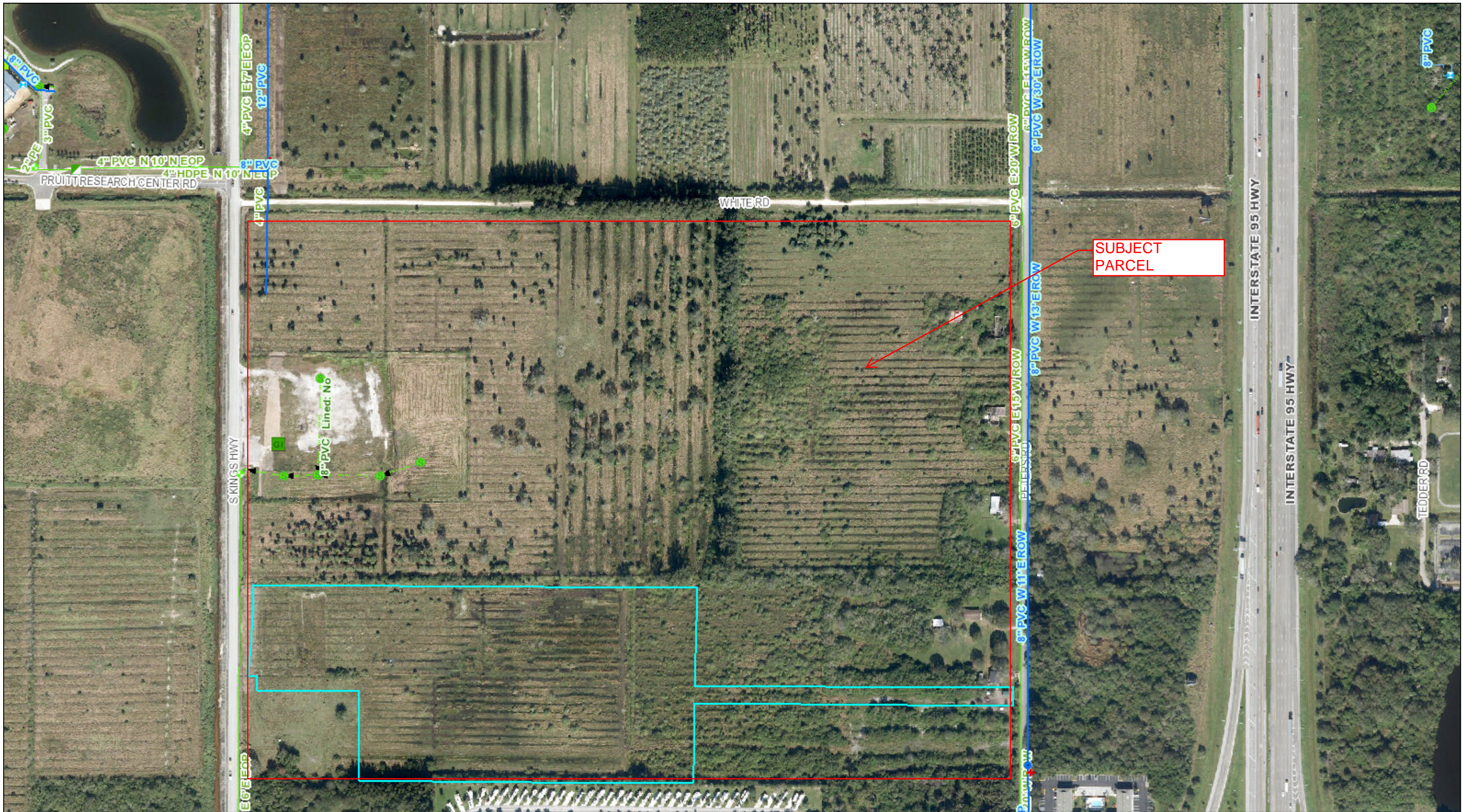
Please find attached copies of the FPUA GIS map (Electric and Gas).

If the developer should have any questions, please have them contact the individuals.



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Legend	
	Electric Primary Wire
	Transmission Wire
	Gas Main
	Fiber Optic Cable
	Potable Water Main
	Raw Water Main
	Wastewater Force Main
	WW Gravity Main
	Pole
	Fuse
	Transformers
	Overhead
	Pad Mount
	Valves
	Gas
	Water
	Raw Water
	Waste Water
	Fire Hydrant
	Well
	Lift Station

**Disclaimer:**  
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.



Date: 5/11/2021  
 Created By:  
 Name

**FPUA Web Map**  
 1 inch = 333 feet  
 (772) 466-1600  
 FAX (772) 461-1938



**Legend**

Electric Primary Wire	Pole	<b>Valves</b>
Transmission Wire	Fuse	Gas
Gas Main	<b>Transformers</b>	Water
Fiber Optic Cable	Overhead	Raw Water
Potable Water Main	Pad Mount	Waste Water
Raw Water Main		Well
Wastewater Force Main		Lift Station
WW Gravity Main		

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**811**  
 Know what's below.  
 Call before you dig.

May 18, 2021

**PROJECT:** Kings Highway Commercial Park – 2496 S. Kings Hwy  
**REF:** TRC App. #21-07000008  
**TO:** Brandon Creagan  
**FROM:** David Hays

The following comments are offered by SLC Public Works Department:

1. The traffic report will be reviewed by a third party through the County.
2. Peters Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
3. There are several projects proposed on Peters Road. As all projects will require construction of Peters Road, it is recommended the owners coordinate a meeting with the City and County to address the process together.
4. White Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
5. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for right-of-way improvements.
6. For discussion regarding these comments, please contact me at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org) or Grant Chambers at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

Cc: Alicia Rosenthal

# SLC School District

Kings Highway Commerce Park

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. Will roadway and sidewalks improvements be made along Peters Road?



May 19, 2021

**VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner  
City of Fort Pierce  
100 North U.S. Highway 1  
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review  
Kings Highway Commerce Park  
Fort Pierce, Florida**

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of the initial construction of 485,000 square feet of warehouse, office, and flex space with future planned phases resulting in a total development of 1.9 million square feet on approximately 103 acres. Based on the review, the following comments are provided:

- **Sidewalk on Peters Road:** The proposed development does not include the construction of a sidewalk along the development on the west side of Peters Road. The proposed development should include the construction of a sidewalk along its frontage on the west side of Peters Road.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald  
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Kings Highway Commerce Park 2496 S. Kings Highway**

**REVIEW DATE: 5/11/2021**

**PLANNER: BRANDON CREAGON**

**REVIEWED BY: Captain Wayne Boyer**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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**The Following Revisions Are Necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
8. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
9. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
10. The Fire District reserves the right for future comments at the site plan & building construction phase.
11. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings).
12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
13. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



- 14. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**
- 15. Minimum Size of Water Mains**
- a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.**
  - b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.**
  - c. The maximum number of hydrants located on a dead end main shall be one (1).**
  - d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.**
  - e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



**ST LUCIE COUNTY  
DEVELOPMENT REVIEW COMMENTS**

**Discipline:** *Traffic Engineering*

**Reviewed by:** *Diana White, PE / Xavier Falconi, PE*

**Review Date:** *July 16, 2021*

**Phone:** *(954) 921-7781*

**Fax:** *(954) 921-8807*

**Project Name:** *Kings Highway Commerce Park*

**CGA Project Number:** *20-4113/ 14-104*

**Comments Based on Traffic Impact Analysis dated 6/04/21, prepared by O'Rourke Engineering & Planning**

\_\_\_\_\_ *No comments*  
  X   *Comments as follows or attached*

- 
1. Please provide an operational analysis for the intersections at Kings Highway and Orange Avenue and Kings Highway and Okeechobee Road for existing conditions, future buildout year without project, and future buildout year with project, with attention to queue developments and their impact on operations. There is a significant amount of development coming up in the area. Please make sure to include all committed trips for all approved but unbuilt development projects in the analyses. The method for developing the demand volumes should be discussed in advance.
  2. Please provide a narrative in the report explaining how the EB and WB movements for the intersection at White Road and Kings Highway were obtained, since no traffic volumes were collected.
  3. Additional review comments may be provided after receiving the analyses of number 1 above.
  4. Traffic signal warrant at White Road & Kings Highway was not reviewed pending responses from comment #2 above.
  5. Please provide a drawing illustrating the realignment of White Road and Research Center Drive at Kings Highway. How is this realignment going to impact the proposed driveway 2 for this project and possibly driveway 3?

6. Please provide the intersection analysis for Existing Conditions and year 2023 without project.
7. Please provide a description of the internal site circulation, including the type of vehicles.
8. Auto-Turn and sight distance evaluation should be provided for all the proposed access points.



Date: July 16, 2021

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Xavier Falconi, PE  
Director of Transportation & Mobility  
Calvin Giordano & Associates

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**ST LUCIE COUNTY  
DEVELOPMENT REVIEW COMMENTS**

**Discipline:** *Traffic Engineering*

**Reviewed by:** *Diana White, PE / Xavier Falconi, PE*

**Review Date:** *September 3, 2021*

**Phone:** *(954) 921-7781*

**Fax:** *(954) 921-8807*

**Project Name:** *Kings Highway Commerce Park*

**CGA Project Number:** *20-4113/ 14-104*

**Comments Based on response to traffic comments dated 07/27/21, prepared by Jeff H. Irvani, PE, Consulting Engineers**

\_\_\_\_\_ *No comments*  
  X   *Comments as follows or attached*

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1. Please provide an operational analysis for the intersections at Kings Highway and Orange Avenue and Kings Highway and Okeechobee Road for existing conditions, future buildout year without project, and future buildout year with project, with attention to queue developments and their impact on operations. There is a significant amount of development coming up in the area. Please make sure to include all committed trips for all approved but unbuilt development projects in the analyses. The method for developing the demand volumes should be discussed in advance.

JHI Response (07-27-21): The intersections of Kings and Orange and Kings and Okeechobee have been analyzed using the Highway Capacity Software for 2023 with project and without project. The existing conditions were not analyzed since the area has been under construction for some time. Ten projects from the area were included in the analysis as well as a 1.5% growth rate. The areawide growth rate was calculated as 2.25% but given the number of "other project" contributing to growth, the rate was reduced to 1.5% consistent with a recent submittal to FDOT. It may be appropriate to further reduce the rate to 1% to avoid double counting. We have shown that the intersection of Orange and Kings which is under construction, would benefit from dual northbound and southbound lanes. The width is included in the design, but the striping called out only single turn lanes. We have provided this information to the FDOT as well. Because there has been so much construction in the area, the counts are a pre-covid and from different sources. Acceptable levels of service are maintained.

CGA Response (09-03-21): Please be advised that the growth rate shown on the report is 1.015 instead of the 1.5% mentioned in your response letter. Please address this discrepancy, modify all analyses, and revise report accordingly.

2. **Please provide a narrative in the report explaining how the EB and WB movements for the intersection at White Road and Kings Highway were obtained, since no traffic volumes were collected.**

JHI Response (07-27-21): The north. South values were from the FDOT count station north of the site. The east west values were developed from "other projects" in the area. A turning Movement Count sheet was added to the appendix to identify the assumptions.

CGA Response (09-03-21): Addressed.

3. **Additional review comments may be provided after receiving the analyses of number 1 above.**

JHI Response (07-27-21): Ok.

CGA Response (09-03-21): Comment acknowledged.

4. **Traffic signal warrant at White Road & Kings Highway was not reviewed pending responses from comment #2 above.**

JHI Response (07-27-21): The signal warrant analysis was revised based on a revision to the committed trips from "other" project in the area.

CGA Response (09-03-21): Addressed.

5. **Please provide a drawing illustrating the realignment of White Road and Research Center Drive at Kings Highway. How is this realignment going to impact the proposed driveway 2 for this project and possibly driveway 3?**

JHI Response (07-27-21): Please see attached plan. The re-alignment of White Road w/ Research Center Dr is done by FDOT and under construction. Under this project, we are adding a lane on the east approach. The center line of the White Rd /double yellow line, remains the same as FDOT 2 lane section. The offset is in compliance with FDOT FDM 212.7.

CGA Response (09-03-21): On page 5 of the report under the "Intersection Analysis/Signal Warrant" section, it indicates that FDOT has approved a traffic signal at the intersection of White Road and Kings Highway when warranted. Who is the party responsible for the installation of the signal? If there are any meeting minutes regarding this discussion with FDOT, please provide those for proper record keeping. If the traffic signal improvement is needed as part of the Kings Highway Commerce Park, please provide the following:

- a. An exhibit showing the proposed improvements, including traffic signal, along with signing and pavement markings.
- b. A cost estimate of the proposed improvement utilizing FDOT Area 12-unit prices.

6. **Please provide the intersection analysis for Existing Conditions and year 2023 without project.**

JHI Response (07-27-21): The existing conditions were included. This intersection was under construction from a 2-lane undivided road to a four lane with a directional median. The existing

condition analysis is not relevant in this case. The “without project traffic” was added but is also not relevant. This improvement was proposed by the project. Without the project, the improvement would not be made.

CGA Response (09-03-21): Please verify the volumes shown in Figure 3 “Driveway Volumes” page 10 of the report, for Driveway #1 AM scenario.

**7. Please provide a description of the internal site circulation, including the type of vehicles.**

JHI Response (07-27-21): The internal site circulation is designed for WB-67 truck. Please see the attached truck circulation plans.

CGA Response (09-03-21): Please provide a copy of the driveway connection approval letter from FDOT District 4 for the proposed driveway connections along Kings Highway. Also, please confirmation that the proposed separation between driveways on White Road complies with the access requirements for this type of facility.

**8. Auto-Turn and sight distance evaluation should be provided for all the proposed access points.**

JHI Response (07-27-21): Please see attached truck circulation plans w/ sight distances.

The access points on White Rd & Kings Hwy are designed for WB-67 movements with same for sight distance. The access on Peters Rd is designed for passenger cars since we do not anticipate any trucks utilizing this access. However, a truck exiting the site at this point is shown on TP-1 indicating truck access is possible.

CGA Response (09-03-21): Partially addressed. Please note that Figure 3 of the Traffic Study doesn't include any trips assigned to the intersection of Peters Road and White Road. Also, no Auto Turn drawings were provided for that intersection.

Additional comment:

9. The internal site configuration shown as part of the Truck Circulation Plan (Sheet No. TP-1) doesn't match with the Conceptual Site Plan. Specifically, Sheet No. TP-1 shows a slight curvature to the west for the connection between the entrance to driveway #2 and the parking area, whereas the Conceptual Site Plan doesn't include this modification. This could have an impact on the configuration of Building C as well as the adjacent loading and proposed parking. Also, if this driveway will only be used by trucks, it could have an impact on the trip distribution as shown as part of Figure 3 of the Traffic Study. Please provide clarification.



Date: September 3, 2021

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Xavier Falconi, PE, Director, Transportation & Mobility  
Calvin Giordano & Associates